

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 157 Duane Street; Docket number 25-09894 -Legalize existing awning.

WHEREAS: The awning as installed is appropriate, and

WHEREAS: The new single awning is not in compliance with the approved LPC plans, and

WHEREAS: The approved LPC plans show two separate awnings in the same location as the proposed one, and

WHEREAS: The awning as installed is not mechanically fastened to any original building elements such as the masonry façade nor cast iron columns or any other cast iron, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the awning as installed be approved by the Landmarks Preservation Commission and encourage LPC to take care of these types of minor matters at a staff level in the future.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	1 Opposed	7 Abstained	1 Recused

RE: Affordable Housing Conceptual Proposal for 124 -125 White Street (the Manhattan Detention Site)

WHEREAS: Liz Garcia, First Deputy Press Secretary for the Office of the Mayor of NYC said on Tuesday, May 6th “Everything is on the table.” in reference to conversations happening at City Hall that include building housing on the sites currently planned for the borough-based jails; and

WHEREAS: On May 15th, at the Executive Meeting, an alternative updated Urban Proposal for 124-125 White Street was made by the Welcome to Chinatown, Neighbors United Below Canal (NUBC) and Ideas of Order which included relocating the Borough Based Jail to a neighboring site; and

WHEREAS: The updated plan proposed for 124 - 125 White Street, a minimum of 1000 affordable housing units with areas for new Plazas, Improved Public Space and Green Space; and

WHEREAS: The Updated plan proposed moving the Borough Based Jail to a new campus plan in and around the Manhattan Federal Correctional Center (MCC) Site to include the new jails, restorative justice services and offices as related to the Borough Based Jails plan, utilize the parking facility (which is already restricted), and provide improvements and expansions to One Police Plaza which could all in exist in site that is more appropriate for taller towers and maximizes improvements while also meets extensive amounts of the public needs; and

WHEREAS: The Bronx Jail is being built with a distance of 2 miles between the Jail and Courthouse, this newly proposed site is less than 1500 feet between MCC and the Courthouse; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the affordable housing concepts raised for 124-125 White Street and the revised location for the Manhattan Site of the Borough Based Jails as a means to have comprehensive plan that addresses the largest of community needs; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 urges City Hall and all of our Elected Officials to further develop a new plan that will add affordable housing to White Street Site and a new Jail facility, restorative justice services and offices both in and around the MCC site as related to the Borough Based Jails plan, address needed parking facilities that are inadequate on the current plan and provide improvements and expansions to One Police Plaza Campus.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **157 Duane Street**, application for method of operation change to adjust hours of operation to include lunch hours for a liquor, wine, beer & cider license for Boteogo Do Casa LLC dba Casa Restaurant

WHEREAS: The applicant, Boteogo Do Casa LLC dba Casa Restaurant at 157 Duane Street, is applying for a method of operation change to adjust hours of operation to include lunch hours for a liquor, wine, beer & cider license; and

WHEREAS: The location is a bar and restaurant, with a ground floor, mezzanine and basement, with a total of 3712 square feet. There will be a public capacity of 144 people with 1 stand up bars and 3 bathrooms, 1 of which is ADA compliant; and

WHEREAS: The applicant has previously signed a large venue stip; and

WHEREAS: The applicant has agreed to hours of operation Monday to Thursday 11:00AM - 10:30PM, Friday to Saturday 11:00AM- 10:30PM, Sunday 11:00AM - 10:00PM; and

WHEREAS: There will be no other adjustments to the current method of operation; and

WHEREAS: The applicant has applied for NYC Open Street program for summer 2025; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a method of operation change to adjust hours of operation to include lunch hours on-premise Liquor, Wine, Beer and Cider license for Boteogo Do Casa LLC dba Casa Restaurant at 157 Duane Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **181 Duane Street**, new application and temporary permit for a liquor, wine, beer & cider license for Metz Zutto Ramen III Inc dba Wok in Duane

WHEREAS: The applicant, Metz Zutto Ramen III Inc dba Wok in Duane at 181 Duane Street, is applying for a new application and temporary permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant on the ground floor and basement, with a total of 1800 square feet. There will be a public capacity of 40 people with 3 stand up bars and 2 bathrooms, 1 of which is ADA compliant; and

WHEREAS: The hours of operation Sunday to Thursday 11:00AM - 10:00PM, Friday to Saturday 11:00AM- 11:30PM; and

WHEREAS: The applicant will have background music from 2 speakers in the ceiling and 1 TV; and

WHEREAS: Delivery of goods and services will be received between 11:00AM-9:30PM; and

WHEREAS: The garbage will be stored in basement and picked up Monday to Friday 9:00PM-9:00AM; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of new application and temporary permit for on-premise Liquor, Wine, Beer and Cider license for Metz Zutto Ramen III Inc dba Wok in Duane at 181 Duane Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **111 Reade Street**, a method of operation change to extend closing hours for a liquor, wine, beer & cider license for Yards NYC LLC dba Little More

WHEREAS: The applicant, Yards NYC LLC dba Little More at 111 Reade Street, is applying for method of operation change to extend closing hours for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant, with a ground floor and basement with a total of 2500 square feet. There will be a public capacity less than 74 people with 1 stand up bars and 1 ADA compliant bathroom out of 6 total bathrooms; and

WHEREAS: The applicant has agreed to hours of operation Monday to Thursday 11:30 AM-1:00AM, Friday to Saturday 11:30 AM - 2:00AM and Sunday 11:30AM - 12PM; and

WHEREAS: Delivery of goods and services will be received between 11:00AM-4:00PM; and

WHEREAS: The applicant will have containerized garbage collected at 5:00AM daily; and

WHEREAS: The applicant will have recorded background music from an iPod and basic speakers, 3 TVs; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: There will be no other method of operation change; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of method of operation change to extend closing hours  
premise for on-premise Wine, Beer and Cider license for Yards NYC LLC dba  
Little More at 111 Reade Street, **unless** the applicant complies with the  
limitations and conditions set forth above.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **3 World Trade Center, 40 Cortlandt Way, Tower 3 Space 1340** an alteration to add an outdoor patio for a liquor, wine, beer & cider license for Fogo de Chao Churrascaria (NYWC) LLC dba Fogo de Chao

WHEREAS: The applicant, Fogo de Chao Churrascaria (NYWC) LLC dba Fogo de Chao at 3 WTC, is applying for an alteration to add an outdoor patio not on municipal property for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant, with a ground floor with a total of 5000 square feet. There will be a public capacity 197 people with 1 stand up bars and 4 ADA compliant bathroom; and

WHEREAS: The outdoor patio which is NOT located on municipal property will have additional seating of 40 seats bringing the total restaurant for indoor and outdoor capacity to 237 people; and

WHEREAS: The applicant has agreed to hours of operation Sunday to Thursday 11:00 AM-11:00PM, Friday to Saturday 11:00 AM - 10:00PM; and

WHEREAS: Delivery of goods and services will be received between 8:00AM - 11:00 AM and 2:00PM-5:00PM Monday to Friday; and

WHEREAS: The applicant will have recorded background music from a Bose Professional sound system with 25 speakers and 2 silent TVs; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of an alteration to add an outdoor patio premise for on-premise Wine, Beer and Cider license for Fogo de Chao Churrascaria (NYWC) LLC dba Fogo de Chao at 3 World Trade Center, 40 Cortlandt Way, Tower 3 Space 1340, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **108 Greenwich Street**, a new application and temporary permit application to expand premises for a liquor, wine, beer & cider license for 108 Whiskey Blue LLC

WHEREAS: The applicant, 108 Whiskey Blue LLC at 108 Greenwich Street, is applying for a new application and temporary permit application for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant and jazz lounge, on the 2nd floor with a total of 2100 square feet. There will be a public capacity of 74 people with 2 ADA compliant bathrooms; and

WHEREAS: The committee has approved hours of operation of Monday to Thursday 11:00AM - 12:00AM day to Saturday 11:00AM - 1:00AM and Sunday 11: 00AM - 10:00PM; and

WHEREAS: The applicant will have live jazz performances, recorded background music, and 5 TVs; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment;  
and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of new application and temporary permit for on-premise Liquor, Wine, Beer and Cider license for 108 Whiskey Blue LLC at 108 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **25 Broad Street**, new application and temporary permit for a liquor, wine, beer & cider license for SK Hospitality Group LLC dba Bueno Kitchen & Bar

WHEREAS: The applicant, SK Hospitality Group LLC dba Bueno Kitchen & Bar at 25 Broad Street, is applying for new application and temporary permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant on the ground floor and cellar, with a total of 7000 square feet. There will be a public capacity of 276 people with, 2 non ADA bathrooms and 2 ADA compliant bathrooms; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” is considered a “**large venue**” by the community board and will be subject to additional stipulations if capacity is exceeded; and

WHEREAS: The committee has approved hours of operation of Monday to Wednesday 10:00AM - 11:00PM day, Thursday 10:00PM-12:00AM, Friday to Saturday 10:00AM - 1:00AM and Sunday 10:00AM - 10:00PM; and

WHEREAS: The applicant will have live, recorded background music, with ceiling speakers, 6 upstairs, 8 downstairs and 2 TVs; and

WHEREAS: The applicant has agreed to no more than 12 buyouts/private events per year; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: Delivery of goods and services will be received between 6:00AM - 8:00 AM; and

WHEREAS: The applicant has agreed to give the building residents ample notice of any and all buyouts; and

WHEREAS: The committee notes that a condo resident of the building was present at the meeting to express their concerns against the establishment's requested hours of operation, because the former establishment at this location closed at 10:00PM and the building residents have a building rule of no noise after 9:00PM; and

WHEREAS: In response, both managers' contact information was shared with the residents and the applicant has agreed to assign someone to specifically mitigate any noise or quality of life concerns the establishment may be responsible for; and

WHEREAS: The applicant acknowledged the concerns of the residents and community board and assured the committee that they will have an assigned employee to monitor the flow of patrons in order prevent loitering and noise outside; and

WHEREAS: The applicant has agreed to not return to the community board no earlier than April 2026 for a method of operation change regarding hours; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new application and temporary permit for on-premise Liquor, Wine, Beer and Cider license for SK Hospitality Group LLC dba Bueno Kitchen & Bar at 25 Broad Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **4 South Street**, Whitehall Terminal, new application and temporary retail permit for a liquor, wine, beer & cider license for Ferry Snacks Inc dba The Guy Milinari Ferry Boat

WHEREAS: The applicant, Ferry Snacks Inc dba The Guy Milinari Ferry Boat at 4 South Street at Whitehall Terminal, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern located on the Staten Island ferry boat and a total of 345 square feet. There will be 5 seats and 1 table with 1 stand up bars and 4 ADA compliant bathroom; and

WHEREAS: The applicant has agreed to hours of operation 8:00AM - 8:00PM daily; and

WHEREAS: Delivery of goods and services will be received at 11:00AM; and

WHEREAS: The applicant will have no music from 2 small portable speakers located on the containers; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Snacks Inc dba The Guy Milinari Ferry Boat at 4 South Street at Whitehall Terminal, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	3 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	1 Opposed	7 Abstained	0 Recused

RE:           **9 Barclay Street**, new application and temporary retail permit for a liquor, wine, beer & cider license for Wonderworth LLC d/b/a Goody's

WHEREAS: The applicant, Wonderworth LLC d/b/a Goody's at 9 Barclay Street at Whitehall Terminal, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a cafe lounge and community hub/nightlife establishment and a total of 4932 square feet. The is a public capacity of 240 persons, 42 tables, 146 seats with 2 stand up bars and 1 ADA compliant bathroom and 2 other bathrooms; and

WHEREAS: The applicant has requested hours of operation Monday to Wednesday 8:00AM - 2:00AM, Thursday to Saturday 8:00AM - 4:00AM; and Sunday 8:00AM - 2:00AM; and

WHEREAS: The committee has approved hours of operation Monday to Wednesday 8:00AM - 12:00AM, Thursday 8:00AM- 1:00AM, Friday to Saturday 8:00AM -2:00AM; and

WHEREAS: The community board reached out to the condo board and they are supportive of the committee approved hours; and

WHEREAS: The applicant has agreed to no more than 12 buyouts/private events per year; and

WHEREAS: Delivery of goods and services will be received in the mornings, whereas garbage pickup will be everyday at 11:00PM; and

WHEREAS: The applicant has applied or plans to apply for DOT outdoor dining seating for a sidewalk cafe; and

WHEREAS: The applicant will have live, recorded music from amplified speaker cabinets, a DJ, patron dancing. Music will be background level for breakfast and lunch and entertainment level for dinner and evenings; and



WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has not signed a stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Wonderworth LLC d/b/a Goody's at 9 Barclay Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **89 South Street Building D/E**, alteration permit for a liquor, wine, beer & cider license for MF Seaport LLC & Creative Culinary Management Company LLC dba Malibu Farm

WHEREAS: The applicant, MF Seaport LLC & Creative Culinary Management Company LLC dba Malibu Farm at 89 South Street Building D/E, is applying for an alteration permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant and bar, on the 1st floor, a total of 39,000 square feet. There is a public capacity of 284 people, 60 tables and 60 seats at tables and 2 stand up bars and 2 ADA compliant bathroom and 2 other bathrooms; and

WHEREAS: The current licensed hours of operation are Sunday to Thursday 8:00PM-1:00AM, Friday to Saturday 8:00PM - 2:00AM, there will be no change; and

WHEREAS: The applicant will have live, recorded background music and a DJ, JBL sound system with ceiling mounted speakers; and

WHEREAS: Delivery of goods and services will be received before 10:00AM and garbage will be picked up Monday to Sunday 10:00PM- 6:00AM; and

WHEREAS: Windows will be open during warm weather conditions; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of alteration permit for on-premise Liquor, Wine, Beer and Cider license for MF Seaport LLC & Creative Culinary Management Company LLC dba Malibu Farm at 89 South Street Building D/E, **unless** the applicant complies with the limitations and conditions set forth above.

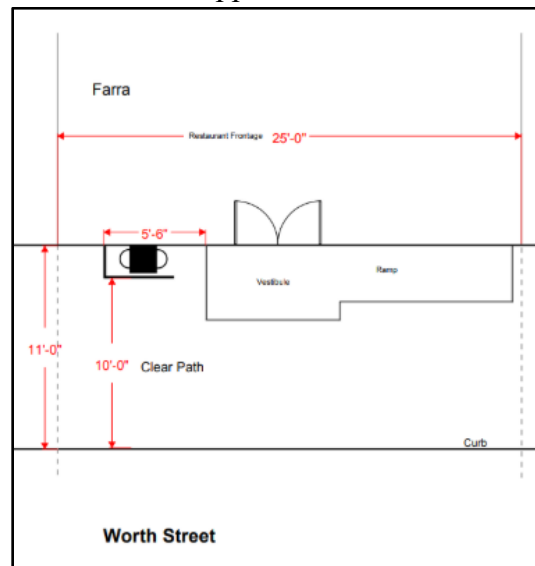
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of sidewalk cafe application for Farra at 71 Worth Street



**Original Site Plan approved by Licensing Committee**

WHEREAS: Farra is seeking a sidewalk cafe permit outside the premises at 71 Worth Street in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Saturday 5:00PM - 11:00PM and Sunday 5:00PM- 10:00 PM; and

WHEREAS: The sidewalk cafe will have 1 table with 4 chairs with adequate service aisle; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for Farra located  
at 71 Worth Street , New York

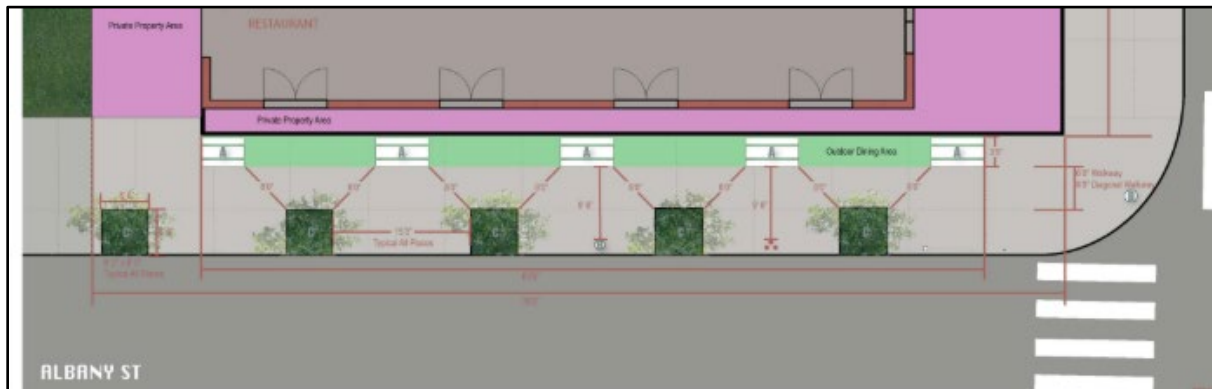
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	2 Opposed	4 Abstained	0 Recused

RE: **Approval** of sidewalk and roadway cafe application for Treadwell Park Black Hound at 301 South End Avenue



**Original Site Plan approved by Licensing Committee (sidewalk)**



**Original Site Plan approved by Licensing Committee (roadway)**

WHEREAS: Treadwell Park Black Hound is seeking a sidewalk and roadway cafe permit outside the premises at 301 South End Avenue in New York, New York; and

WHEREAS: The hours of operation of the sidewalk and roadway cafe is Monday to Wednesday 4:00PM - 11:00PM, Thursday to Friday 4:00PM - 12:00AM, Saturday 12:00PM-12:00AM and Sunday 12:00PM- 11:00PM; and

WHEREAS: The applicant came to the meeting with the original site plan showing 5 tables with bench seating for 30 on the sidewalk and 6 tables with bench seating for 24 on the roadway; and

WHEREAS: Applicant has agreed that all patrons within the outdoor seating perimeters must be seated and there will be no queuing or waiting on the sidewalk; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for Treadwell Park Black Hound at 301 South End Avenue New York

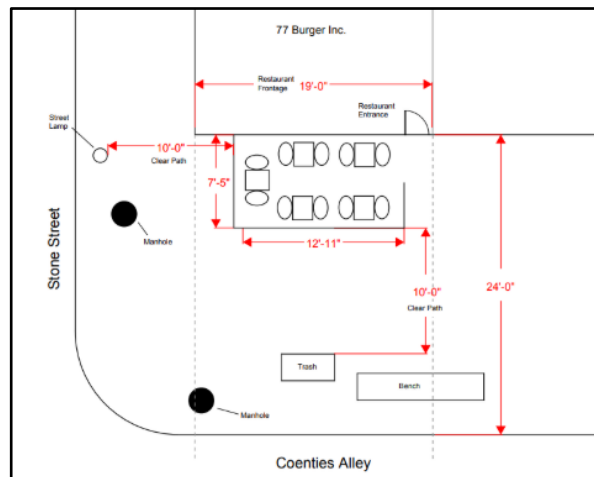
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of sidewalk cafe application for 77 Burger at 77 Pearl Street



**Original Site Plan approved by Licensing Committee**

WHEREAS: 77 Burger is seeking a sidewalk cafe permit outside the premises at 77 Pearl Street in New York, New York; and

WHEREAS: There is no liquor license and hours of operation of the sidewalk cafe is Monday to Friday 11:00AM - 9:00PM, Saturday and Sunday 2:00PM- 8:00 PM; and

WHEREAS: There is a currently enclosed awning on site that will then be replaced by the sidewalk cafe will have 5 tables with 10 chairs with adequate service aisle; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for 77 Burger located at 77 Pearl Street , New York



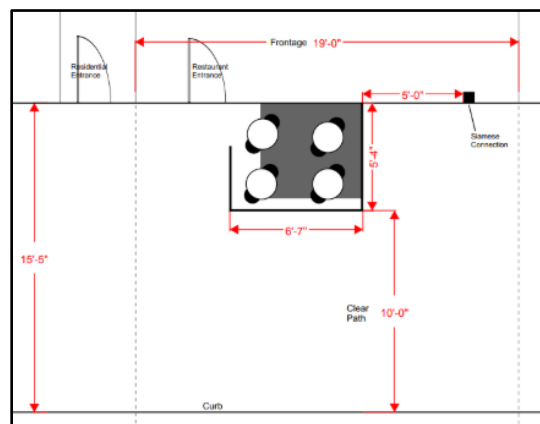
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of sidewalk cafe application for Warren Peace at **77 Warren Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Warren Peace is seeking a sidewalk cafe permit outside the premises at 77 Warren Street in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is 4:00PM - 11:00PM daily; and

WHEREAS: The applicant currently has a line of tables and chairs along the curb in addition to the requested sidewalk seating shown above; and

WHEREAS: The applicant has assured the CB that any additional seating that does not reflect the above outdoor seating plan will be removed to reflect the configuration above; and

WHEREAS: The sidewalk cafe will have 4 tables with 8 chairs with adequate service aisle; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for Warren  
Peace located at 77 Warren Street, New York

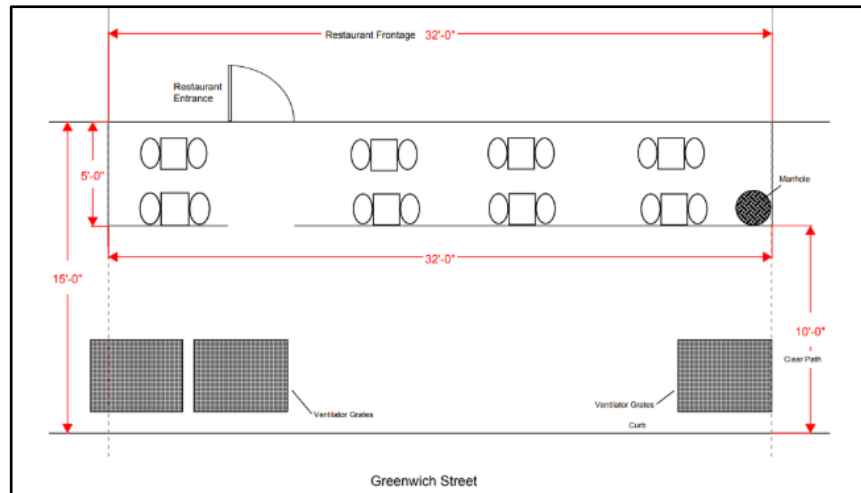
## COMMUNITY BOARD 1 – MANHATTAN RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: LICENSING &amp; PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Tajin at 85 Greenwich Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Tajin is seeking a sidewalk cafe permit outside the premises at 85 Greenwich Street in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is 10:30AM to 7:30PM daily; and

WHEREAS: The sidewalk cafe will have 8 tables with 16 chairs with adequate service aisle;  
and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for Tajin located at 85 Greenwich Street, New York

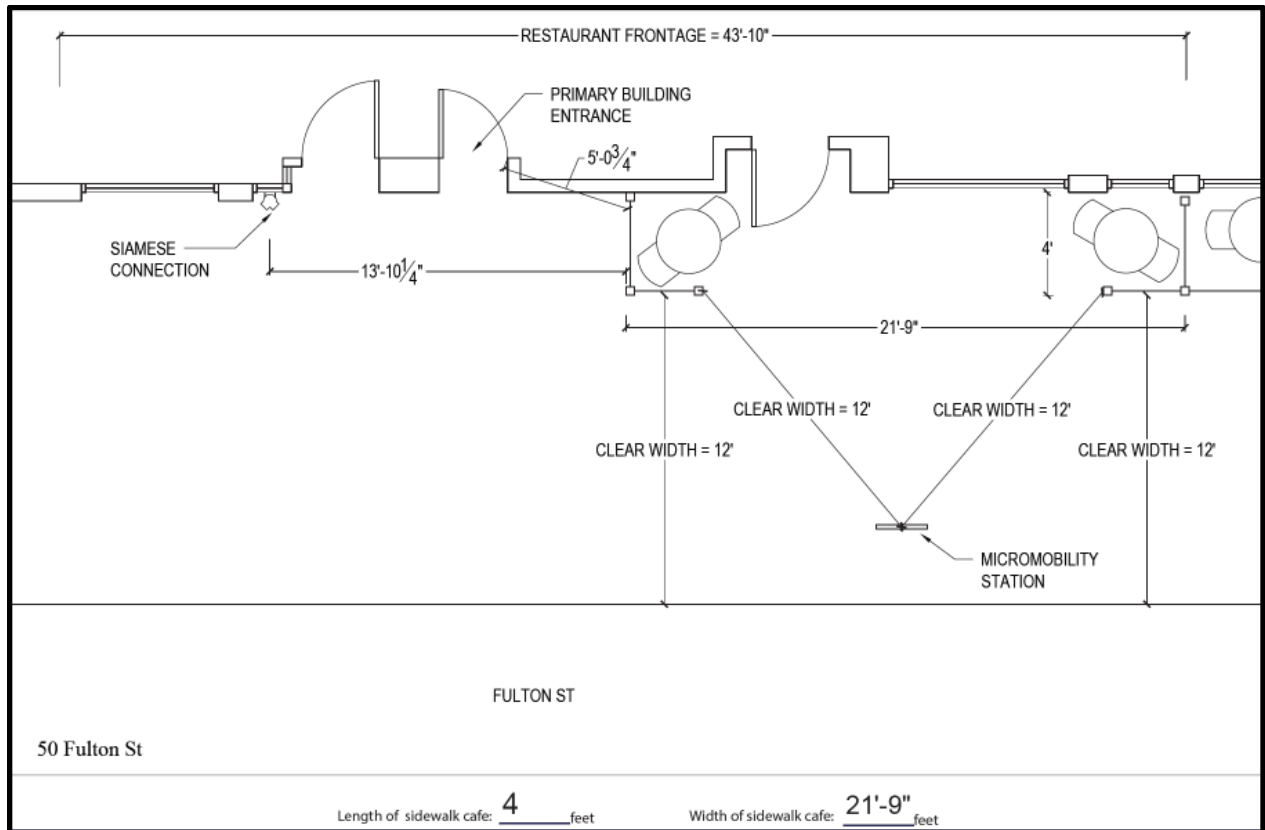
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN  
SERVICES

COMMITTEE VOTE:	7 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of Sidewalk cafe application for Little Italy Pizza at 46 Fulton Street



**Original Sidewalk Site Plan**

WHEREAS: Little Italy Pizza is seeking a Sidewalk cafe permit outside the premises at 46 Fulton Street in New York, New York; and

WHEREAS: The hours of operation of the Sidewalk cafe is Monday through Sunday 10AM - 12AM; and

WHEREAS: The Sidewalk cafe will have 3 tables with 5 chairs with adequate service aisle; and

WHEREAS: The establishment agreed to bring tables and chairs in at midnight to reduce the risk of people sitting on the seats after hours; and

WHEREAS: The establishment agreed to remove the bike rack that abuts the building facade to provide more sidewalk space for pedestrians; and

WHEREAS: The establishment will not be serving alcohol; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for Sidewalk cafe for Little Italy Pizza located at 46 Fulton Street, New York, NY and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

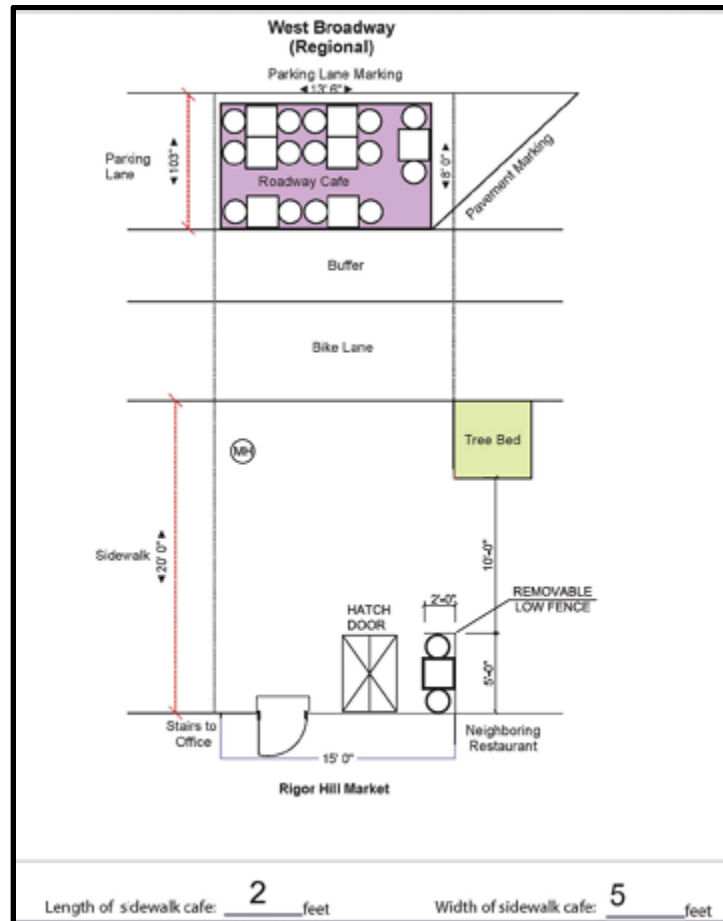
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval** of Sidewalk and Roadway cafe application for Rigor Hill Market at 227 West Broadway



**Original Roadway and Sidewalk Site Plan**

WHEREAS: Rigor Hill Market is seeking a Sidewalk and Roadway cafe permit outside the premises at 227 West Broadway in New York, New York; and

WHEREAS: The hours of operation of the Sidewalk and Roadway cafe are Sunday 10AM - 7PM and Monday through Saturday 8AM - 7PM ; and

WHEREAS: The Sidewalk cafe will have 1 tables with 2 chairs with adequate service aisle; and

WHEREAS: The Roadway cafe will have 7 tables with 14 chairs with adequate service aisle; and

WHEREAS: The business is using 1 White Street for ADA access for customers and is purchasing a bell and ramp for their landmarked building to permit access; and

WHEREAS The business will not be serving alcohol; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for Sidewalk and Roadway cafe for Rigor Hill Market located at 227 West Broadway, New York, NY and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

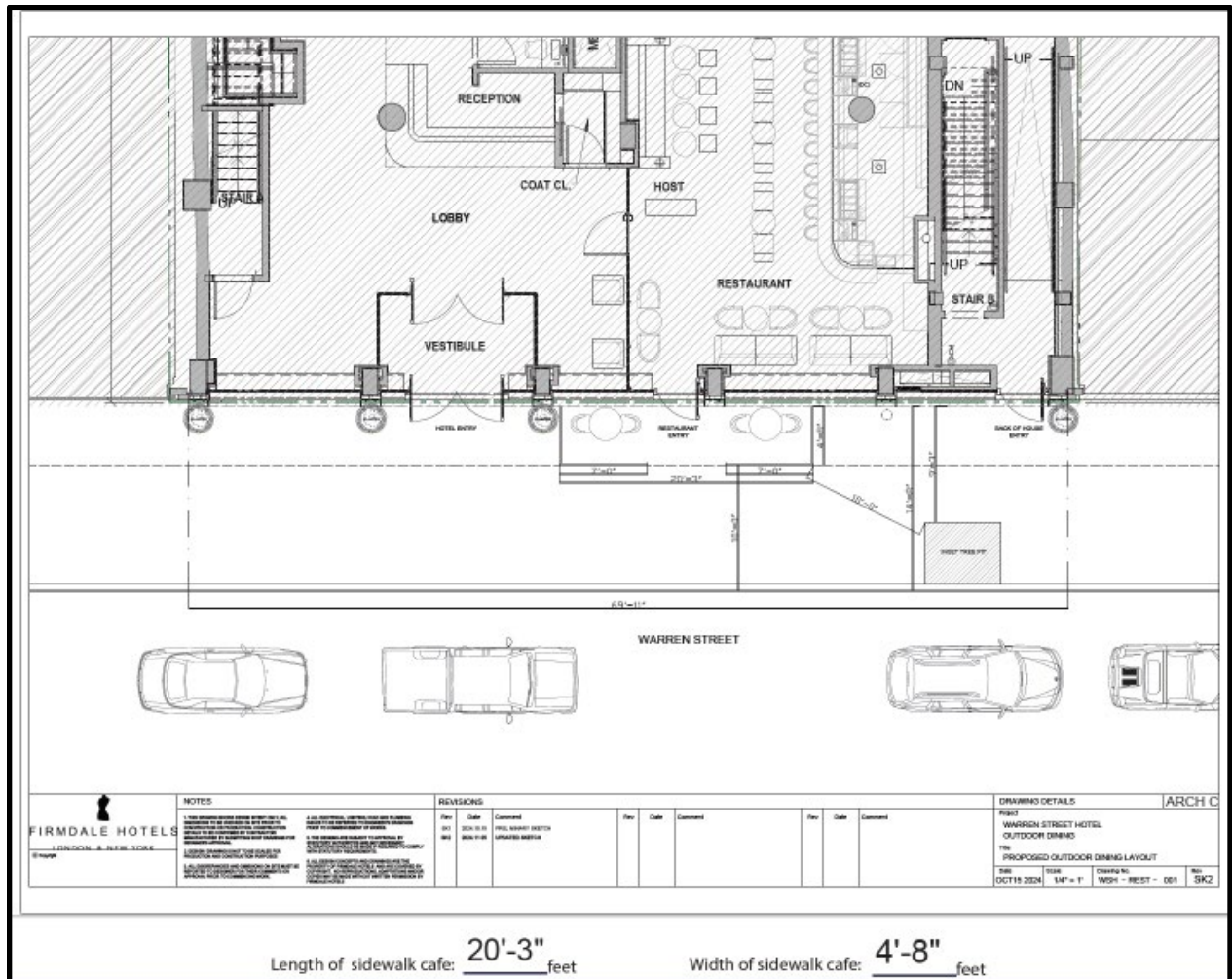
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN  
SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of Sidewalk cafe application for Warren Street Bar & Restaurant at  
86 Warren Street**



Original Sidewalk Site Plan



WHEREAS: Warren Street Bar & Restaurant is seeking a Sidewalk cafe permit outside the premises at 86 Warren Street in New York, New York; and

WHEREAS: The hours of operation of the Sidewalk cafe is Sunday 10AM - 10PM, Monday through Friday 8AM - 10PM, and Saturday 9AM - 10PM; and

WHEREAS: The Sidewalk cafe will have 2 tables with 4 chairs with adequate service aisle; and

WHEREAS: The business agreed to not allow delivery loading after hours, prevent delivery vehicles from idling unnecessarily and within the law; and better manage patrons smoking outside near residential windows; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for Sidewalk cafe for Warren Street Bar & Restaurant located at 86 Warren Street, New York, NY and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

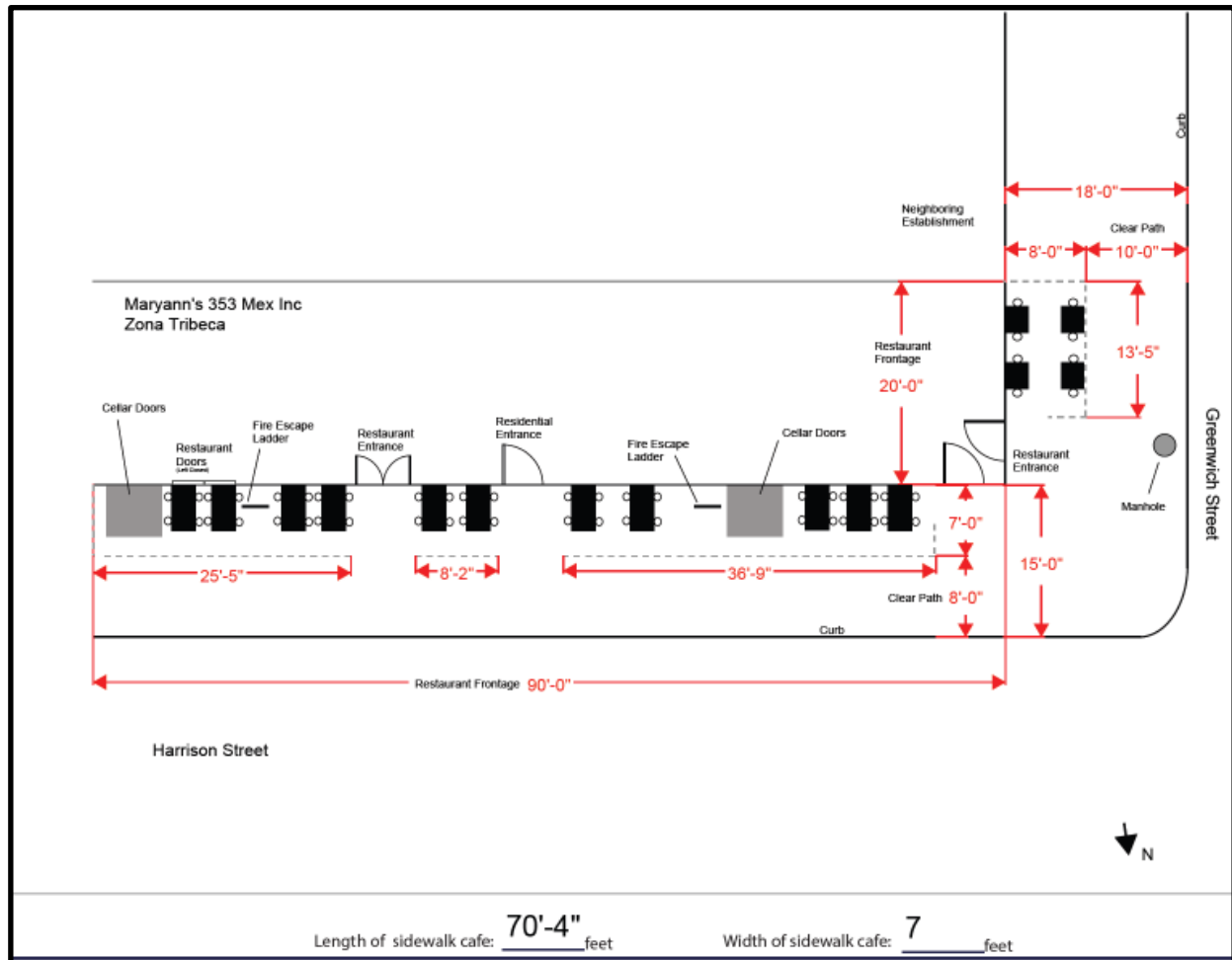
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN  
SERVICES

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval** of Sidewalk cafe application for Zona Tribeca Mezcaleria at  
**353 Greenwich Street**



### **Original Sidewalk Site Plan submitted**

WHEREAS: Zona Tribeca Mezcaleria is seeking a Sidewalk cafe permit outside the premises at 353 Greenwich Street in New York, New York; and

WHEREAS: The hours of operation of the Sidewalk cafe is Sunday 10:30AM - 10PM, Monday through Wednesday 11:30AM - 11PM, and Thursday - Saturday 11:30AM - 12AM; and

WHEREAS: The establishment said but never provided an updated set of plans for the sidewalk cafe but never provided them; and

WHEREAS: The business intends to apply for a roadbed cafe in the future; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for Sidewalk cafe for Zona Tribeca Mezcaleria located at 353 Greenwich Street, New York, NY pending their outdoor structure is compliant with the Landmarks Preservation Commission as it is in a historic district and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Support for [Int 1131-2024](#) - Establishment of a task force to study options for making street design and infrastructure safer with increased use of electric bicycles and related collisions

WHEREAS: Since they were legalized in 2020, bicycles with electric assist (e-bikes), which can go as fast as 25 miles per hour (MPH), have become a conspicuous and growing presence on the streets of the city of New York (NYC). Every street user, pedestrians, cyclists, and drivers have noted the change. For many, the new street ecosystem can feel disorderly and unsafe; and

WHEREAS: The rapid increase in e-bike ridership for personal and commercial uses has outpaced NYC regulations and infrastructure. The NYC Department of Transportation (DOT) has missed every benchmark to install 250 new miles of protected bike lanes by 2026. Just 5.2 miles were installed in 2023 and about 29 were installed in 2024 out of the required 50 per year; and

WHEREAS: Cycling deaths in NYC are high, with 30 rider fatalities in 2023—23 of which were e-bike operators. Two pedestrians died in 2023 as a result of collisions with e-bikes;<sup>1</sup> and

WHEREAS: One report on e-bike safety recommended redesigning streets to incorporate safety for all users<sup>2</sup> while a second report<sup>3</sup> concluded that “street infrastructure is inadequate for pedestrians, cyclists, and delivery workers.” Research shows that even minor changes to street design like curb extensions can calm all traffic and make everyone on the road safer; and

WHEREAS: [Int 1131-2024](#) would establish a task force to study options for making street design and infrastructure safer for pedestrians, motorists, cyclists, and operators of e-bikes in consideration of increased use of e-bikes and related collisions in NYC. The task force would submit a report to the mayor and the speaker of the Council with recommendations for legislation and policy within 270 days of its creation; and

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<sup>1</sup> The NY Times, [Why Bicycle Deaths in New York City Are at a 24-Year High](#), March 2024.

<sup>2</sup> NYS Assemblymember Alex Bores, [Analyzing Electric Bike Safety in New York City](#), September 2023.

<sup>3</sup> [E-bikes, Mopeds and Scooters: 21 Ways to protect pedestrians, delivery workers, and cyclists](#) - Report of the Symposium on Reimagining Micromobility Safety Midtown Community Justice Center, December 2024.

WHEREAS: The task force shall be composed of (1) the deputy mayor who oversees the department of transportation or such deputy mayor's designee, who shall serve as chair, (2) the commissioner of transportation or such commissioner's designee, (3) one member appointed by the mayor who is not employed by any agency, and (4) three members appointed by the speaker of the council. The mayor may also invite officers and representatives of relevant federal, state, and local agencies and authorities to participate in the work of the task force; and

WHEREAS: The task force will be required to study options for making street design and infrastructure safer for all users in consideration of the increased use of electric bicycles and related collisions in the city. While safety should be paramount, any recommended options should also allow for the efficient movement of people and goods under a range of weather conditions; and

WHEREAS: The task force's required recommendations for legislation and policy to make street design and infrastructure safer includes having them take into account (1) the anticipated effects on stakeholders, especially pedestrians with disabilities and individuals who use electric bicycles as a primary mode of transportation for any commercial purpose and (2) the data available on collisions involving electric bicycles and any gaps in data collection and transparency; and

WHEREAS: Inviting experts and stakeholders to attend its meetings and to provide testimony and information relevant to the task force's duties is important, some CB1 members are concerned that meeting as little as once each quarter, could be insufficient for the task force to carry out its duties; and

WHEREAS: The task force should seek direct public input as they are an important group of stakeholders that the task force should engage with and hear from; and

WHEREAS: Legislation, policy, street design and infrastructure all need to be assessed and updated in order to better integrate e-devices into the city fabric and make the streets of NYC safer for all users; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board One (CB1) supports passage of [Int 1131-2024](#), which would establish a task force to study options for making street design and infrastructure safer with increased use of electric bicycles (e-bikes) and the related collisions; and

BE IT

FURTHER

RESOLVED

THAT CB1 requests that the task force presents their findings and recommendations to the community board before they are implemented; and

BE IT  
FURTHER  
RESOLVED

THAT: The task force's required recommendations for legislation, policy and data collection are valuable steps toward making the streets of NYC safer for pedestrians, motorists, cyclists, and operators of e-bikes.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MAY 27, 2025

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	5 Opposed	5 Abstained	0 Recused

RE: Opposition to the Proposed siting of a Safe Haven Shelter Adjacent to Peck Slip Elementary School and Call for Siting Distances Citiwide

WHEREAS: Homeless shelter sites in New York City are selected through an open Request for Proposal (“RFP”) process, where property owners and shelter operators propose locations to the City; and

WHEREAS: In the case of the proposed 320 Pearl St. shelter, the site owner/developer partnered with the shelter operator Breaking Ground by entering into a lease agreement for the purpose of establishing a Safe Haven shelter; together, they submitted this proposal to the Department of Homeless Services (“DHS”) and/or the Department of Social Services (“DSS”) to operate the shelter at 320 Pearl Street, directly adjacent to Peck Slip Elementary School; and

WHEREAS: Safe Haven shelters, a form of low-barrier shelter, are intended to serve chronically street-homeless individuals, many of whom may be living with untreated mental illness, substance use disorders, or other vulnerabilities. These shelters are designed with minimal entry requirements and do not mandate sobriety or participation in services as a condition for entry or stay; and

WHEREAS: Based on available information, the decision to select this site was made solely by the owner/developer and shelter operator based on real estate and financial interests, without any meaningful consultation with the neighboring school, parents, or community stakeholders; and

WHEREAS: As a result, no consideration was given to the site’s immediate proximity to Peck Slip Elementary School, the potential impacts on the school’s operations, student safety, or the well-being of the community, nor were the views of key stakeholders solicited or addressed prior to or at the time of the proposal’s submission; and

WHEREAS: Peck Slip Elementary School is a public K-5 school with an active entrance and exit less than 40 feet from the proposed shelter entrance; and

WHEREAS: The school has an outdoor recess area directly on Peck Slip, in front of both the school and proposed shelter entrances, where children have recess periods throughout the school day; and

WHEREAS: DHS and DSS approved of this placement without notifying or consulting the Peck Slip PTA, parents, neighbors, or school staff, and without providing opportunities for public comment; and

WHEREAS: The siting by DHS and DSS of a low-barrier Safe Haven men's shelter at this location, without community outreach or consideration of local needs, was inappropriate; and

WHEREAS: At the 2024 MCB1 Quality of Life Committee meeting, the committee suggested that a family shelter would be a more appropriate and acceptable use for the site at 320 Pearl Street; and

WHEREAS: Breaking Ground and DHS representatives informed the committee and the public that due to the structure of real estate deals involving DHS and DSS, the shelter type was not controlled at the time of site selection, but was instead determined afterward based on an analysis of shelter needs data for the area; and

WHEREAS: Breaking Ground and DHS further claimed that current data indicated a low-barrier Safe Haven men's shelter was needed at this location, and that a family shelter was not deemed necessary at this time; and

WHEREAS: This flawed process—where shelter types are determined only after real estate deals are finalized and without prior community input—leads to inappropriate placements that disrupt neighborhoods and compromise the safety and stability of nearby school environments; now

THEREFORE  
BE IT  
RESOLVED

THAT: The Youth and Education Committee of MCB1 strongly opposes the siting of a low-barrier Safe Haven men's shelter at 320 Pearl Street, adjacent to Peck Slip Elementary School, demands that the proposed shelter be relocated to an alternative site, and calls on DHS, DSS, and all relevant City agencies to immediately suspend this shelter placement and disqualify this site from future shelter use, given its direct proximity to an active elementary school and the City's prior rejection of a more appropriate alternative, such as a family shelter, and

BE IT  
FURTHER  
RESOLVED

THAT: The City's repeated failure to implement meaningful shelter siting reforms, and the critical importance of protecting school environments the Committee demands a permanent policy prohibiting the siting of any low barrier and/or safe haven model homeless shelters within 500 feet of any school, consistent with existing regulations for on-premise liquor licenses and cannabis establishments, to protect school communities citywide.